

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
MARCH 2, 1966

This regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, March 2, 1966, in the City Hall Council Chambers.

ROLL CALL Present: Councilmen - BROWN, CULBERTSON, DOW,
WALTON and KIRSTEN

Absent: Councilmen - None

Also present: City Manager Graves, City Attorney Mullen, Administrative Assistant Peterson and Planning Director Schroeder.

MINUTES

On motion of Councilman Culbertson, Brown second, the Minutes of February 16, 1966 were approved as written and mailed after correcting the paragraph entitled "Award - Gasoline, Oils and Greases" on page 5 by eliminating the words "with the provision that the Company will meet County prices" in the last sentence.

PLANNING COMMISSION

RESIDENTIAL
OFF-STREET
PARKING

The Council discussed the recommendations of the Planning Commission presented at the previous Council meeting to change off-street parking requirements for residential uses. After lengthy discussion of areas involved, density and open space requirements, carports, etc., it was moved by Councilman Walton that the recommendation on off-street parking requirements be sent back to the Planning Commission for reconsideration and resubmission to the Council. His motion was seconded by Councilman Dow and carried unanimously.

USE PERMITS
FOR SERVICE
STATIONS

The Council then considered the recommendation of the Planning Commission that the zoning ordinance be amended to require use permits for service stations. This proposal had also been carried over from the meeting of February 16, 1966. The Council talked for some time on the problems incurred by service stations. Councilman Culbertson moved that this matter of use permits for service stations be referred back to the Planning Commission for further study with the suggestion that they study not only the criteria for use permits, but also the possibility of restrictions for the C-2 and M zones which would eliminate permits in those zones; and that the oil companies be contacted for discussion on this subject. His motion was seconded by Councilman Dow and carried unanimously.

SOIL TEST FOR
SUBDIVISIONS

ORD. NO. 811
INTRODUCED

The Planning Commission recommended adoption of an amendment to the Subdivision Ordinance requiring soil tests for new subdivisions. This amendment is a mandatory change so that the City will comply with the State's Subdivision Map Act as amended during the 1965 legislative year. On motion of Councilman Culbertson, Walton second, the City Council introduced Ordinance No. 811 requiring a preliminary soil report of subdivisions and specifying the conditions under which a soil investigation of each lot is required.

BUILDING
HEIGHTS IN
INDUSTRIAL
ZONES

The Planning Commission also recommended amending the Zoning Ordinance by permitting building heights in excess of 35 feet in the M Industrial District and requiring that a use permit be required for any buildings over one hundred feet in height. On motion of Councilman Dow, Walton second, the matter was set for public hearing on March 16, 1966.

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PC ACTIONS

Other actions of interest to the Council were reported as follows:

1. Approved the request of Dr. George Williams and Dr. Walter Reiss for a use permit to construct an automobile parking lot in an R-3 Limited Multiple-Family Residential District in conjunction with a proposed convalescent hospital on the east side of Fairmont Avenue between Windsor Drive and York Street with two minor conditions concerning screening and landscaping.
2. Approved the request of Mrs. Sandra Reimche to transfer an existing use permit for a beauty shop in a single-family dwelling (i.e. 612 West Lockeford Street in an area zoned R-3, Limited Multiple-Family Residential to a new owner.
3. County Referral - Recommended the denial of the request of Mr. Stanley D. Kirst for a change in zoning from R-3, Residential and I-A, Interim-Agriculture to C-1, Neighborhood-Commercial for parcels located at the northwest and southwest corners of Indiana and Chestnut Street and on the west side of Chestnut Street about one-hundred ninety feet (190') south of Indiana Street in the Town of Woodbridge.

COMMUNICATIONS

ABC LICENSES

The following notices of Application for Alcoholic Beverage License were read:

1. Person to Person Transfer (dropping partner and adding new partners), Applicants Daisy & Jerome Dean and Francis J. & Reida L. Richard, On Sale General - Eating Place, Rendezvous Club, 17-23 West Elm Street.
2. Person to Person Transfer (Exec. to estate), Applicant Ourania Hyde, On Sale Beer and Wine - Eating Place, Niki's Tavern & Restaurant, 118 W. Sacramento Street.

COMPLAINT RE
BEER LICENSE
FOR 725 S.
CHEROKEE LANE

Mr. Graves reported that subsequent to the notice received by the Council at its meeting of February 2, 1966 of an Application for Alcoholic Beverage License, Person to Person Transfer, On Sale Beer, for the Vineyard at 725 S. Cherokee Lane, a petition had been received from residents in the area protesting issuance of the license because of noise, trash, use of private driveways by some of the customers and driving over lawns. The protest has been forwarded to the State Department of Alcoholic Beverage Control and the protestants are being contacted by that department so that their protests may be amended to conform to legal requirements.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$690,077.49 were approved on motion of Councilman Dow, Culbertson second.

AWARD -
PUBLIC SAFETY
BUILDING

Mr. Graves recommended that award be made to the low bidder on the Public Safety Building, Roek Construction Company. The bids had been opened at the meeting of February 2, 1966. He also recommended that the award include Alternates A, B, and C. Agreement has been reached with Civil Defense authorities that the Emergency Operating Center portion of the contract

RES. NO. 2925
ADOPTED

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amounts to about \$210,000 of which the Federal Government will pay one-half. In meeting with San Joaquin County authorities agreement has been reached that the Court portion of the cost would be \$131,674. Councilman Brown asked if it were legal to change subcontractors with the consent of the general contractor, and was informed there has to be good and sufficient reason for the listed subcontractor not to do the job. On motion of Councilman Dow, Walton second, the City Council adopted by unanimous vote Resolution No. 2925 awarding the contract for the construction of the Public Safety Building to Roek Construction Company, including alternates, for a total sum of \$1,041,350.

SAFETY BLDG.
ELEVATOR
SUBSTITUTION

Mr. Varner, Architect for the Public Safety Building, has recommended that Change Order No. 1 be adopted which would permit a substitution in the elevator. The substitution would increase the speed of the elevator by 20 feet per minute, use standard baked enamel doors and jamb, and use a single sliding door in place of the bi-parting door now specified. This change order would represent a credit of \$1,200 to the City. Councilman Walton, seconded by Councilman Dow, moved that Change Order No. 1 be adopted. Stating that a baked enamel door might not be as good as a steel door and that other parts may not be as good as in the original specifications, Councilman Culbertson said he would like to know a little more about the substitution before reaching a decision. Councilman Walton then withdrew his motion and Councilman Dow his second. Councilman Dow then moved that the proposed substitution be referred back to Mr. Varner for a more concise explanation. His motion was seconded by Councilman Culbertson and carried unanimously.

AWARD - JAIL
EQUIPMENT

RES. NO. 2926
ADOPTED

Mr. Graves also recommended that award on the jail equipment be made at this time and that it be made to the low bidder, Decatur Iron & Steel Company. On motion of Councilman Dow, Culbertson second, the City Council adopted Resolution No. 2926 awarding the contract for the jail equipment to Decatur Iron & Steel Company for a total of \$30,400.

AWARD -
LODI LAKE
PUMP STATION

RES. NO. 2927
ADOPTED

The following bids had been received on the Lodi Lake Pump Station:

Republic Construction Co.	\$30,576.00
C. Norman Peterson Co.	35,729.00
A. Teichert & Son	45,800.00

The City Manager recommended that award be made to the low bidder. Councilman Dow moved the adoption of Resolution No. 2927 awarding the contract for the construction of the Lodi Lake Pump Station to the low bidder, Republic Construction Company, for the amount of their bid. His motion was seconded by Councilman Brown and carried unanimously.

BASIN B-1
LANDSCAPE
PLANS

Mr. Paul Tritenbach presented the landscaping plans for Basin-Park B-1. There was quite a bit of concern expressed over a proposal to locate a green in the basin where golfers could practice. After the presentation had been completed, Councilman Culbertson moved that the plans for Basin B-1 be accepted with the exception of the golf portion which shall be taken under advisement. His motion was seconded by Councilman Dow and carried unanimously.

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WATER TANK
REPAIRS
AUTHORIZED

Mr. Graves reported that the City's water tank has been inspected and found to be in need of repairs amounting to \$12,450 as quoted by the California Tank and Steel Company. He recommended that the work be done at this time rather than wait for the next fiscal year and that funds be allocated from the Contingent Fund. On motion of Councilman Culbertson, Walton second, the Council authorized execution of a contract with the California Tank and Steel Company for repairs to the water tank for a total cost of \$12,450.

PURCHASE
POLICE CARS
THROUGH STATE

RES. NO. 2929
ADOPTED

Mr. Graves stated that five police cars need to be replaced. He said the Chief of Police was very well satisfied with the ~~three~~ Dodge Pursuit cars that were purchased through the State last fall and would like to have the City get more of these cars as replacements. The City Manager felt the City had not had the Dodges long enough to make a real evaluation. Councilman Walton stated the Dodge Pursuits were especially built for police work and were a very superior car. Councilman Brown said he would prefer to let the bids to local dealers. After further discussion, it was moved by Councilman Walton that Resolution No. 2929 be adopted authorizing the Department of General Services of the State of California to purchase five Dodge 880 Police Pursuit vehicles for the City and authorizing Director of Finance Fred Wilson to sign and deliver all necessary documents in connection therewith. The motion was seconded by Councilman Dow and carried by the following vote:

Ayes: Councilmen - CULBERTSON, DOW, WALTON and KIRSTEN

Noes: Councilmen - BROWN

WITHDRAWING
WESTWAREHOUSES
ADDITION FROM
WRCFPD
RES. NO. 2928
ADOPTED

Annexation of Westwarehouses Addition having been completed, Councilman Culbertson moved the adoption of Resolution No. 2928 withdrawing the Westwarehouses Addition from the Woodbridge Rural County Fire Protection District. His motion was seconded by Councilman Dow and carried by unanimous vote.

STREET TREES

The City Manager presented a list of thirty trees which the Public Works Department wished to remove. The list indicated where the trees were located, their size and reason for requesting their removal. The Council was in general agreement that the old policy of letting the Public Works Department make the decision as to which trees should be removed should be continued, but that the Council should be informed from time to time of the trees being removed and reasons therefor. Councilman Brown said he had been contacted by Mr. Ensminger of 536 East Oak Street concerning a sycamore which Mr. Ensminger wanted to have removed from in front of his place rather than being given root surgery as recommended by Public Works. The Department intended to remove a maple from in front of this property, but not the sycamore. Councilman Brown moved that the sycamore be removed as requested. His motion died for lack of a second. Councilman Culbertson said the tree should be looked at before making a decision. Councilman Dow moved to request the Administration to hold off removing the trees at the Ensminger property until the next Council meeting. His motion was seconded by Councilman Culbertson and carried.

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ORDINANCES

COCKTAIL LOUNGE
IN C-S ZONEORD. NO. 810
ADOPTED

ORDINANCE NO. 810, entitled "AN ORDINANCE AMENDING SECTION 27-9A(b) OF THE CODE OF THE CITY OF LODI AND THEREBY PERMITTING A COCKTAIL LOUNGE IN CONJUNCTION WITH A RESTAURANT IN THE C-S COMMERCIAL SHOPPING DISTRICT," having been introduced at the meeting of February 16, 1966, was brought up for passage on motion of Councilman Dow, Culbertson second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:


AYES: Councilmen - BROWN, CULBERTSON, DOW, WALTON
and KIRSTEN

NOES: Councilmen - None

ABSENT: Councilmen - None

ADJOURNMENT

There being no further business, the Council adjourned at 10:40 p.m. on motion of Councilman Dow.


Attest: Beatrice Garibaldi
City Clerk